



66 Bolwarra Road, Bolwarra

A BLUE CHIP BOLWARRA OFFERING!

Reflecting the kind of land size and lifestyle rarely seen in tightly held Bolwarra, this immaculate family residence sits proudly on a sprawling 3,826sqm parcel of park like grounds, delivering space, charm, and flexibility in one of the area's most desirable pockets.

From the moment you arrive, the home makes an impression. A beautiful, welcoming entrance sets the tone for what lies beyond. A generously proportioned residence where multiple living zones create the perfect balance between everyday family comfort and effortless entertaining. With five bedrooms, three bathrooms, and a double garage, the layout provides room to spread out while still maintaining a warm and connected feel throughout.

The kitchen is positioned at the heart of the home and delivers exactly what a family property should: excellent bench space, abundant storage, and a practical layout that comfortably caters to both daily living and larger gatherings. Surrounding living and dining spaces offer flexibility for formal and informal occasions, while the overall presentation is a testament to the care the home has received over the years. Classic in style, old-school in character, yet absolutely spotless and move-in ready.

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FOR SALE
Guide \$1.65M

AGENTS

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AGENCY

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 **LJ Hooker**

The back verandas add to the character of the residence and offers additional spaces to relax and enjoy the peaceful surroundings, complementing the home's already generous indoor and outdoor living areas.

Outdoors, the lifestyle appeal continues. The massive in ground swimming pool provides a true centrepiece for summer entertaining, while the expansive block offers endless room for children to explore, gardeners to indulge their passion, or simply to enjoy the privacy and serenity that comes with land of this scale. The grounds feel more like a private park than a suburban backyard... a rare luxury in today's market.

Set in a highly sought after Bolwarra location, the property combines peaceful semi-rural living with convenient access to local schools, shops, and amenities.

With its generous proportions, immaculate presentation, and exceptional land size, this is a home that delivers both immediate comfort and long term lifestyle appeal. A genuine Bolwarra beauty ready for its next family to enjoy.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

Property ID	1EZH6H
Property Type	House
Land Area	3800 m2
Including	Ensuite Study Air Conditioning Toilets (4) Pool Fire Place Built-in-Robes 3 Phase Power Area Views Close to Schools Close to Shops Close to Transport Heating

Todd Fisher 0438 592 920

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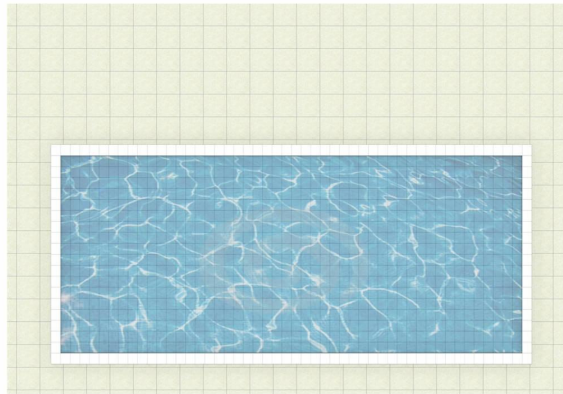
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Site Plan
(Not to Scale)



66 Bolwarra Rd, Bolwarra

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 **LJ Hooker**
Maitland

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 **LJ Hooker**